

ABINGTON TOWNSHIP

SEPTEMBER 20, 2022



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **September 20, 2022** **7:00 PM**

Board Room

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Barbara Wertheimer, Zoning Hearing Board Chairperson
Jose Casalina, Zoning Hearing Board Vice Chairperson
Michael O'Connor, Zoning Hearing Board Secretary
Steven Kline, Zoning Hearing Board Member
Laura Hanes, Zoning Hearing Board Member
Joseph Kuhls Esq., Zoning Hearing Board Solicitor

ORDER & OPINION

- a. **22-20:** 1140 Old York Rd

CONTINUED APPLICATION

PUBLIC HEARINGS ON NEW APPLICATIONS

- a. **22-21: Neil Gupta**, requests the following relief from and/or pursuant to the Abington Township Zoning Ordinance (the "Ordinance"), all of which relate to real property identified as 119 Township Line Rd, within Abington Township's Main Street Low Density District, Ward # 4:
- Continuation of a non-conforming automotive service use pursuant to Ordinance §1902, or (in the alternative) a Special Exception pursuant to the Ordinance §1005 Comprehensive Use Matrix to convert an existing building into a C-3 Automotive Service Use;
 - A Special Exception pursuant to the Ordinance §1005 Comprehensive Use Matrix and Ordinance §2103.C-3.5 to permit retail sales of parts and supplies as an accessory use, or (in the alternative) a variance from that same section to allow those same retail sales;
 - Continuation of non-conforming parking, or (in the alternative) a variance from Ordinance §2304.C.3 to permit fewer than the required number of parking spaces;
 - Continuation of a non-conforming narrow drive aisle pursuant to Ordinance §1902, or (in the alternative) a variance from Ordinance §2310.A to allow a reduction in the width

- of that drive aisle;
 - Continuation of a non-conforming clearance between building and parking area pursuant to Ordinance §1902, or (in the alternative) a Variance from Ordinance 2310.D to allow less than the required 5-foot clearance; and
 - A Variance from Ordinance 2601.L.3 to allow retail sale of parts and supplies in excess of 10% of the total gross leasable floor area.
- b. **22-22: Darlene Williams-White**, requests a Special Exception pursuant to the Comprehensive Use Matrix of Abington Township Zoning Ordinance (the “Ordinance”) §601 to permit an Accessory Dwelling Unit upon real property identified as 1716 Prospect Ave. Variance relief is also requested from dimensional and design requirements applicable to an Accessory Dwelling Unit set forth in Ordinance §2103.A, to allow the ADU to be detached from the principal dwelling (in violation of Ordinance §2103.A.2.d.3), to be set back from all lot lines less than the greater of 10 feet or the District boundary (in violation of Ordinance §2103.A.2.d.4), and to contravene the Design Requirements of Ordinance 2103.A.3. The subject property is within Abington Township’s R-4 Residential District, Ward # 5.
- c. **22-24: Raising Cane’s Restaurants, LLC** requests the following relief from and pursuant to the Abington Township Zoning Ordinance (the “Ordinance”), all of which relate to real property identified as 2620 Moreland Road, within the Business Center Willow Grove Park District, Ward # 5:
- A Special Exception pursuant to the Ordinance 1102 Comprehensive Use Matrix to permit a drive-through restaurant;
 - A Variance from Ordinance §1103 (referencing Figure 11.9) to allow less than the required 10-foot building setback from parking; and
 - A variance from required buffer and planting requirements of Ordinance §2402.A.5 and 2403.B.4.a.
- d. **22-27: AZ Abington LLC** requests the following Variances from Abington Township Zoning Ordinance (the “Ordinance”) to facilitate redevelopment of a building upon real properties identified as 1318 & 1330 Easton Road: 1) a Variance Ordinance §1006 (Figure 10.20) to allow less than the required 45% window area on a street-facing façade; and 2) a Variance from Ordinance §1007.C to allow less than 80% of the roof to be pitched. The subject properties are within the Main Street Village Center District, Ward # 14.

POTENTIAL DECISION(S) ON ANY PENDING ZONING HEARING BOARD APPLICATIONS.

ADJOURNMENT

NOTE

- a. The next scheduled meeting of the Zoning Hearing Board will be held on Tuesday, October 18, 2022 with a 7:00 p.m. start time.

BOARD POLICY ON PUBLIC PARTICIPATION

For Information Purposes Only

The Township shall conduct business in accordance with the Commonwealth of Pennsylvania Laws governing the conduct of public meetings and only establish guidelines that shall govern public participation at meetings consistent with the law.

Each commenter shall:

- Direct their comments to the Presiding Officer;
- Speak from the podium or into a microphone designated by the presiding officer;
- State their name for the record;
- Either orally or in writing provide their address for the record;
- Have a maximum of three minutes to make their comments. Each commenter when speaking to a specific agenda item, is to keep their comments relative to that identified agenda item;
- Speak one time per agenda item;
- When commenting on non-agenda items, the commenter is to keep their comments related to matters of the Township of Abington, Montgomery County, Pennsylvania.
- State a question to the Presiding Officer after all commenters have spoken, and;
- Be seated after speaking or upon the request of the presiding officer;
- Not engage in debate, dialogue or discussion;
- Not disrupt the public meeting, and;
- Exercise restraint and sound judgement in avoiding the use of profane language, and the maligning of others.